



5 Bed  
House  
located in West Timperley

**MaddoxNoel**  
ESTATE & LETTINGS AGENTS

24 Badger Road  
West Timperley  
Altrincham  
WA14 5UZ



5



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### Compliance Checks

Please note: To ensure that we comply with HMRC anti-money laundering regulations, we outsource our buyer compliance check, for which there is a charge of £54 (including VAT) per person. This will apply should you agree an offer on a property with Maddox Noel. This fee covers the cost of mandatory identity verification, anti-money laundering, and source-of-funds checks, including third-party processing and administrative handling.

## Offers in excess of £585,000

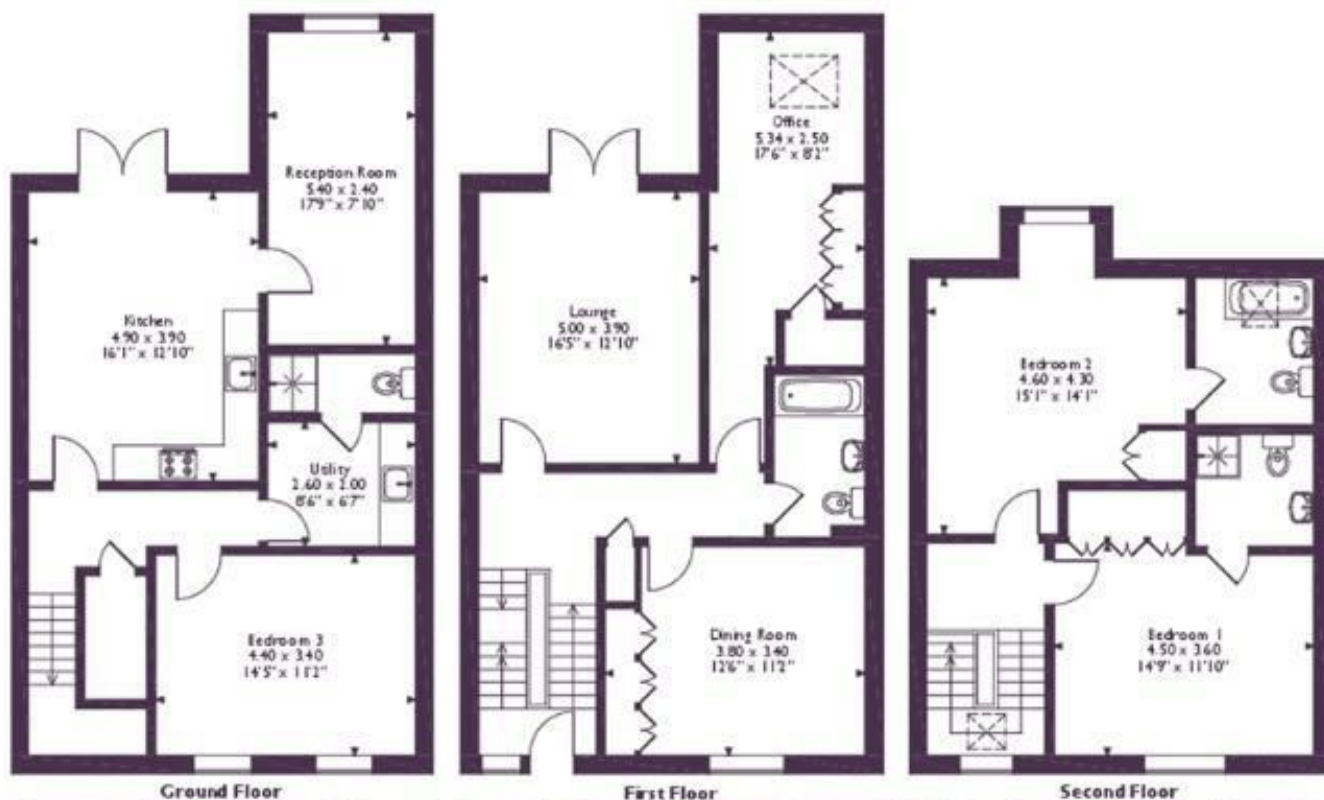
### Spacious Four/Five Bedroom Townhouse – Over 2200 sqft – Stamford Brook Development

Perfect for families looking for space to grow, this superbly proportioned and extended townhouse offers over 2200 sqft of versatile living space across three floors. Located on the highly sought-after Stamford Brook development, the property combines generous accommodation with practical features, including a gated driveway to the rear and additional parking available within the development.

Families will appreciate the excellent choice of schools nearby. Broadheath Primary School, rated Good by Ofsted, is just 330 yards from the property, ideal for younger children. For older students, Wellington School, a popular secondary with a Good rating, is approximately 1.1 miles away. The area also benefits from access to several Outstanding grammar schools within a short drive, including Altrincham Grammar School for Boys, Altrincham Grammar School for Girls, and Loreto Grammar School.



24, Badger Road, West Timperley, Altrincham  
Approximate Gross Internal Area: 192 Sq M/2067 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## DIRECTIONS

Badger Road in West Timperley is well-connected: the nearest bus stops are on Thorley Lane and Stockport Road served by the 286 route; Timperley Metrolink tram stop is closest for trams to Manchester and Altrincham; Navigation Road is the nearest train station with direct services to Manchester Piccadilly; and the nearest major road junction is where Manchester Road (A56) meets Lindsell Road.

## CONTACT

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